

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF HIPARK DEVELOPMENT CORPORATION, INC.
FOR 35 FORT AVENUE;
APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS
AND PROPOSED TRANSFER OF PARCELS MC-7 AND MC-8
IN THE MODEL CITY AREA

WHEREAS, on November 18, 1968, the City Council of the City of Boston approved a Memo of Understanding, as amended, regarding the Infill Housing Program, and

WHEREAS, Parcels MC-7 and MC-8 were conveyed to Housing Innovations Inc. on December 16, 1970 as a Turnkey Project, however, no development has occurred; and

WHEREAS, Hipark Development Corporation, Inc. has expressed an interest in the transfer of these parcels from Housing Innovations, Inc. for the development of eleven family units; and

WHEREAS, the Authority is in the process of acquiring 35 Fort Avenue from the City of Boston Real Property Department; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Hipark Development Corporation, Inc. be and hereby is finally designated as Redeveloper of Parcels MC-7 and MC-8, including 35 Fort Avenue, in the Model City Area.
2. That it is hereby determined that Hipark Development Corporation, Inc. possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposal of said parcel by negotiation is the appropriate method of making the land available for redevelopment.
4. That the Final Working Drawings and Specifications submitted by Hipark Development Corporation, Inc. for the development of Parcels MC-7 and MC-8 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications be and hereby are approved.

5. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

6. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement for Disposition Parcels MC-7 and MC-8 and Deed conveying 35 Fort Avenue to Hipark Development Corporation, Inc., said documents to be in the Authority's usual form.

7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

March 6, 1980

3916

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT J. RYAN, DIRECTOR

SUBJECT: MODEL CITY AREA
INFILL PARCELS MC-7 AND MC-8
FINAL DESIGNATION OF REDEVELOPER

At the meeting of September 6, 1979. the Authority approved the tentative designation of Hipark Development Corporation, Inc. as Redeveloper of Infill Parcels MC-7 and MC-8 in the Model City Area. These parcels, located at 35-47 Fort Avenue, Roxbury, contain approximately 13,525 square feet of land.

Edward Doheny is the architect for this development of four two-family units and three single family units with appropriate parking. The final working drawings and specifications have been approved by our Urban Design Department.

The construction cost of \$350,000 will be financed by the Boston Five Cents Savings Bank per the attached commitment papers.

It is therefore recommended the Board approve the final designation of Hipark Development Corporation, Inc. as Redevelopers of Parcels MC-7 and MC-8 in the Model City Area, pursuant to the Hipark Development Corporation taking title to the land now under the control of Housing Innovations, Inc., per the following appropriate vote:

VOTED: That the Authority hereby approve the attached Resolution and finally designate Hipark Development Corporation, Inc. as the Redeveloper of Parcels MC-7 and MC-8 in the Model City Area of Roxbury, and approve their final working drawings and specifications, and further voted that the Director be and hereby is authorized for and on behalf of the Authority to execute any and all documents, agreements, instruments and amendments to existing agreements and deeds necessary to approve the transfer of Parcels MC-7 and MC-8 from Housing Innovations, Inc. to Hipark Development Corporation, Inc. for use as market sales housing, said documentation to include the Authority's usual covenants contained in the Authority's standard Land Disposition Agreement and Deed and any other terms or conditions the Director deems in the best interests of the Authority to insure a timely commencement and completion of improvements.

ATTACHMENTS